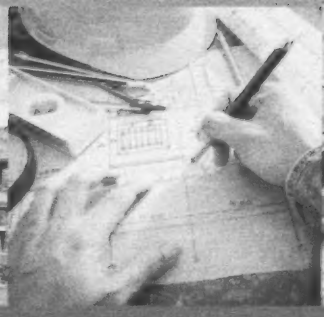
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: May 2016



Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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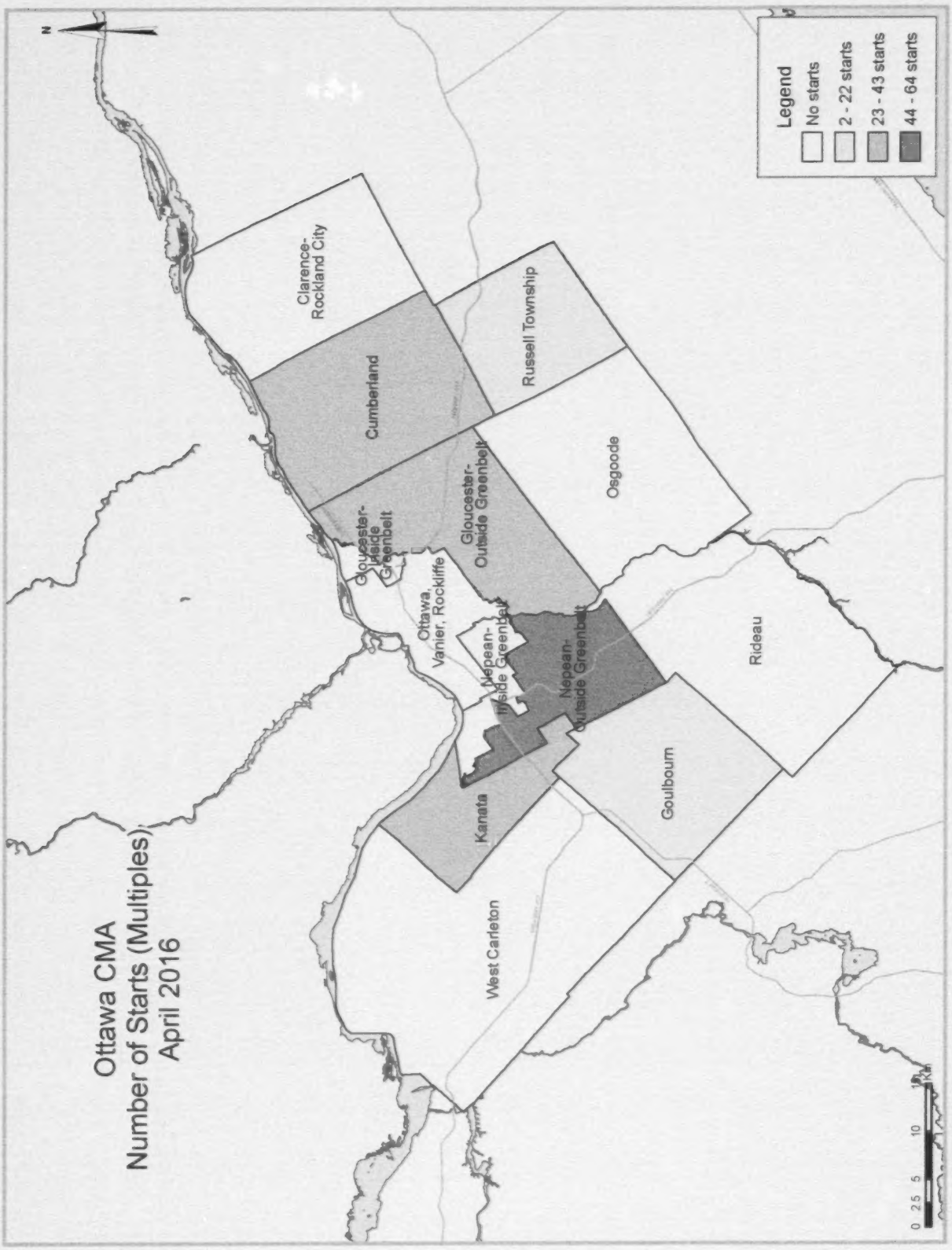
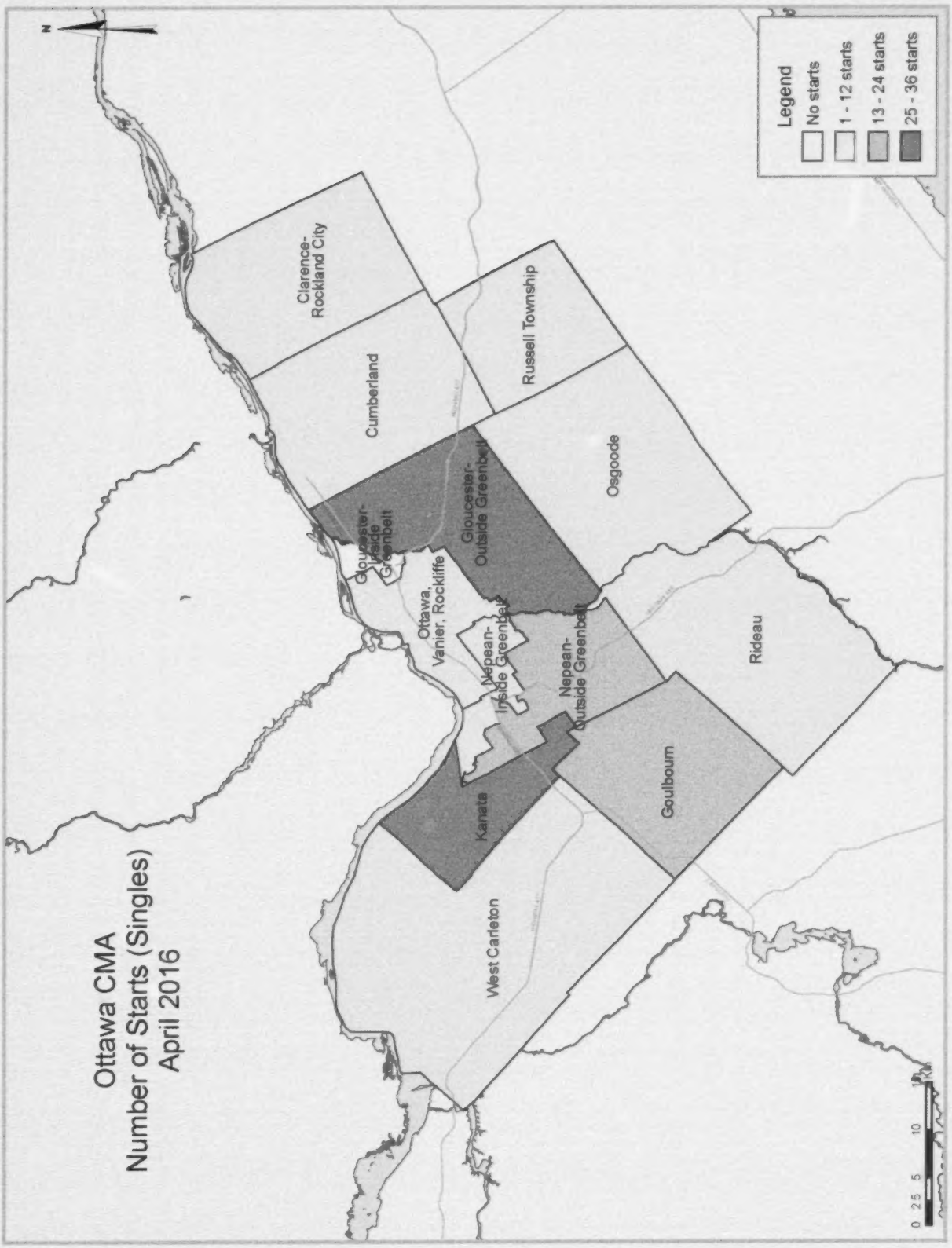
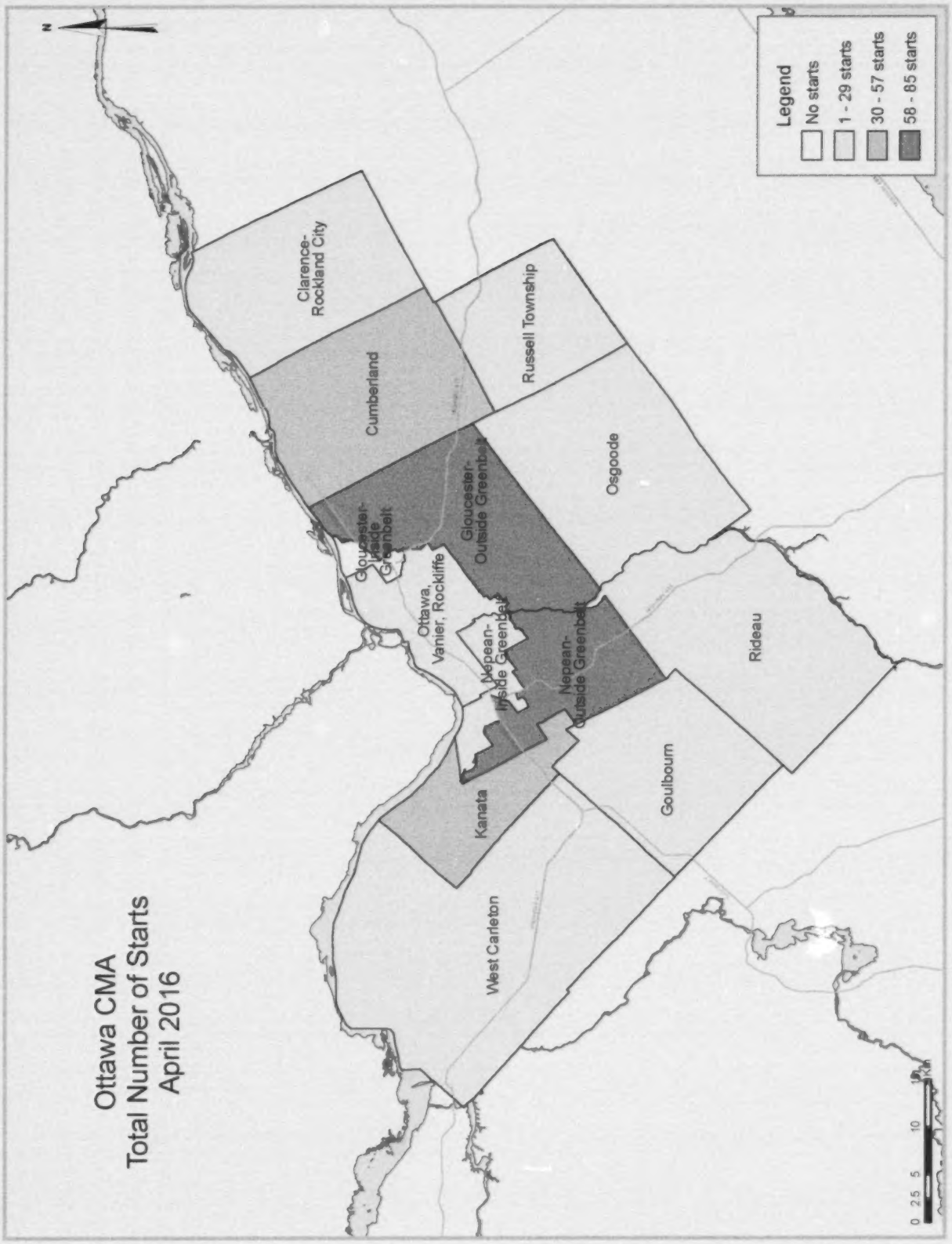
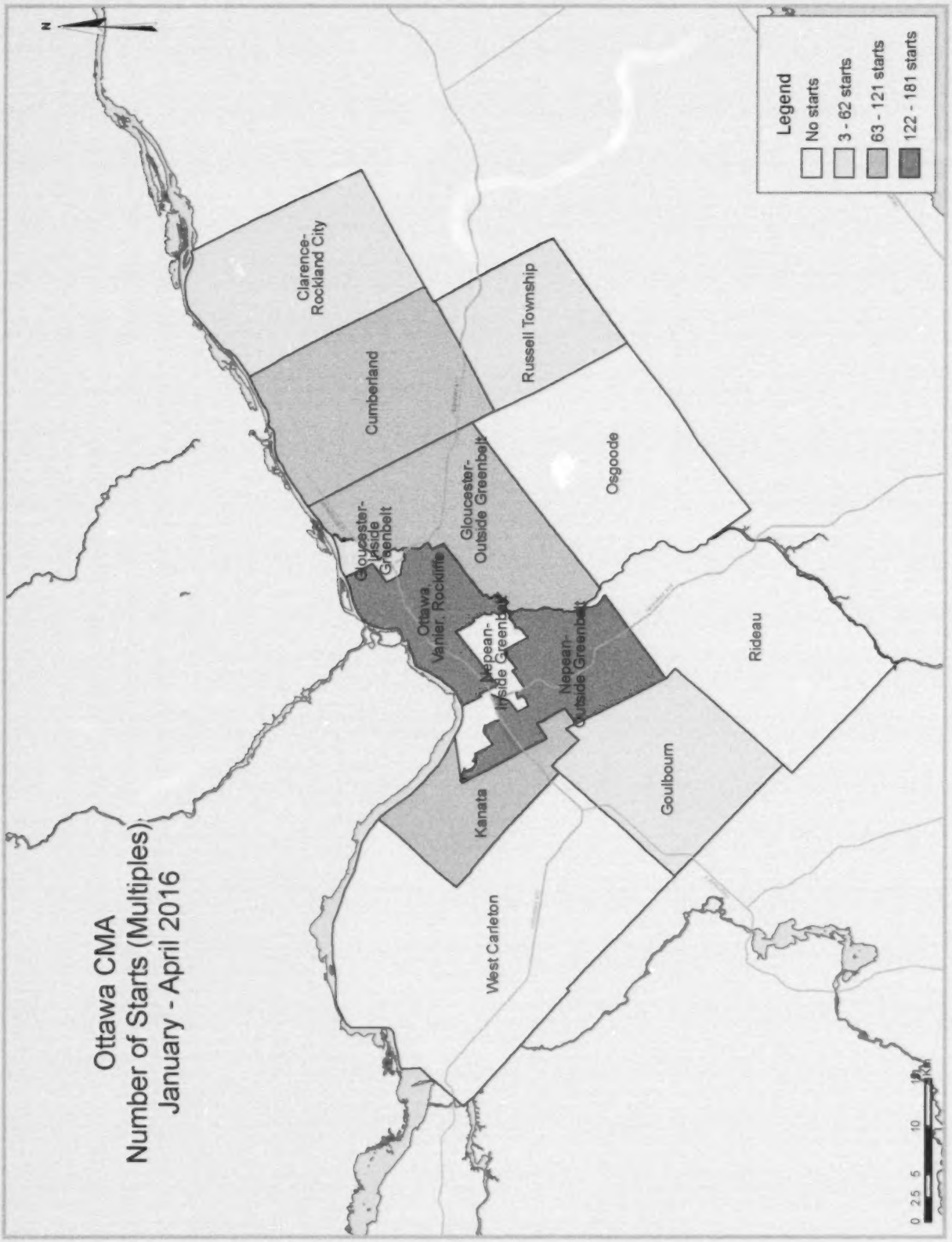
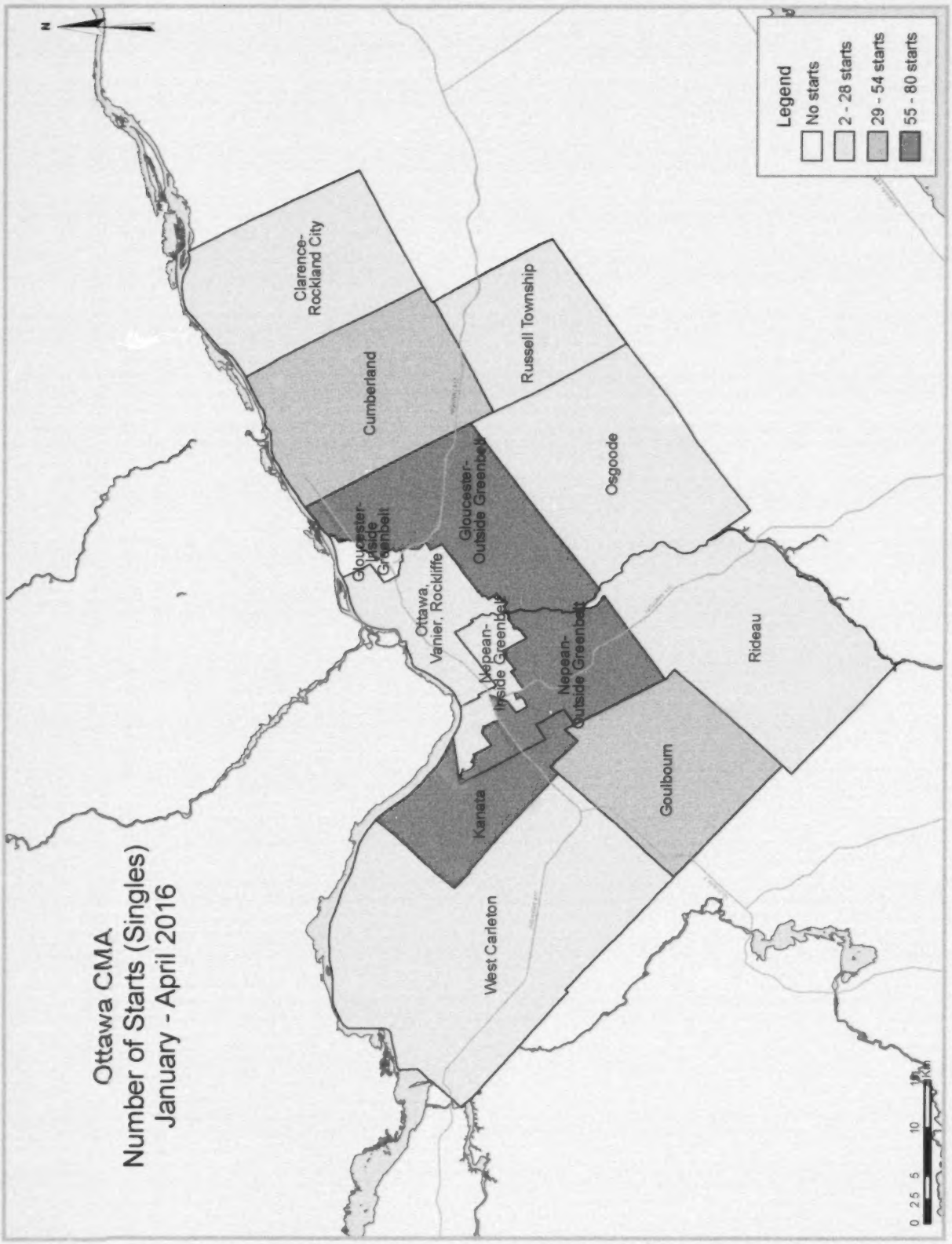
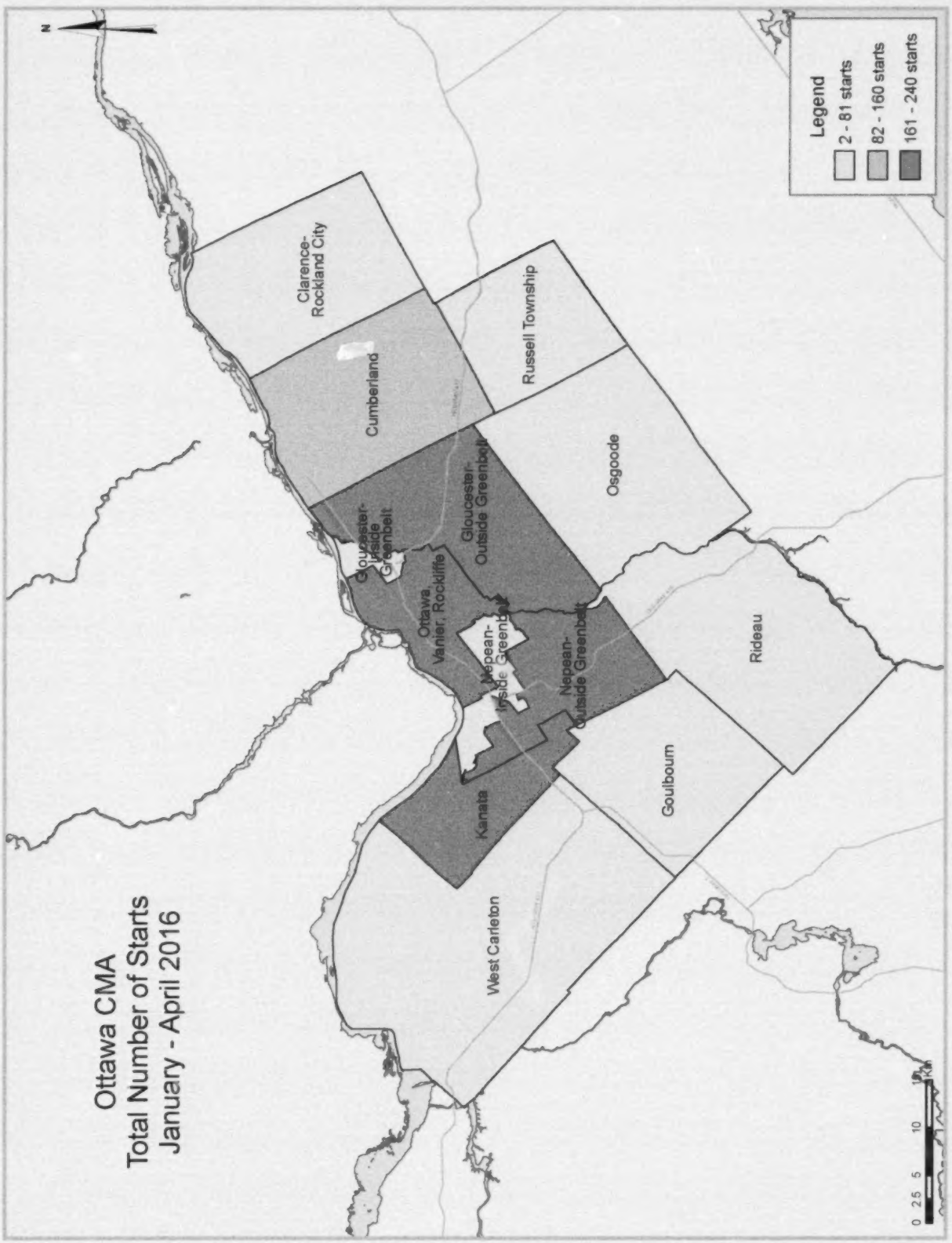

Ottawa CMA
Number of Starts (Multiples)
April 2016
N
Legend
No starts
2 - 22 starts
23 - 43 starts
44 - 64 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
April 2016
Legend
No starts
1 - 12 starts
13 - 24 starts
25 - 36 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 Km


Ottawa CMA
Total Number of Starts
April 2016
Legend
No starts
1 - 29 starts
30 - 57 starts
58 - 85 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - April 2016
Legend
No starts
3 - 62 starts
63 - 121 starts
122 - 181 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 km


Ottawa CMA
Number of Starts (Singles)
January - April 2016
Legend
No starts
2 - 28 starts
29 - 54 starts
55 - 80 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - April 2016
N
Legend
2 - 81 starts
82 - 160 starts
161 - 240 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2016		
Ottawa CMA[1]	March 2016	April 2016
Trend[2]	4,953	4,773
SAAR	3,721	3,737
	April 2015	April 2016
Actual		
April - Single-Detached	135	146
April - Multiples	331	156
April - Total	466	302
January to April - Single-Detached	317	349
January to April - Multiples	596	746
January to April - Total	913	1,095

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	146	12	113	0	0	19	0	12	302
April 2015	135	16	121	0	0	190	4	0	466
% Change	8.1	-25.0	-6.6	n/a	n/a	-90.0	-100.0	n/a	-35.2
Year-to-date 2016	349	38	336	0	12	231	18	111	1,095
Year-to-date 2015	317	30	256	0	0	290	18	2	913
% Change	10.1	26.7	31.3	n/a	n/a	-20.3	0.0	**	19.9
UNDER CONSTRUCTION									
April 2016	1,053	108	1,104	0	20	1,175	35	864	4,359
April 2015	847	106	1,248	0	4	2,187	28	677	5,097
% Change	24.3	1.9	-11.5	n/a	**	-46.3	25.0	27.6	-14.5
COMPLETIONS									
April 2016	149	6	86	0	0	123	0	3	367
April 2015	107	16	103	0	0	40	10	11	287
% Change	39.3	-62.5	-16.5	n/a	n/a	**	-100.0	-72.7	27.9
Year-to-date 2016	608	42	416	0	0	544	11	43	1,664
Year-to-date 2015	443	50	435	0	0	728	23	25	1,704
% Change	37.2	-16.0	-4.4	n/a	n/a	-25.3	-52.2	72.0	-2.3
COMPLETED & NOT ABSORBED									
April 2016	127	38	195	0	2	599	n/a	n/a	961
April 2015	74	26	97	0	3	451	n/a	n/a	651
% Change	71.6	46.2	101.0	n/a	-33.3	32.8	n/a	n/a	47.6
ABSORBED									
April 2016	154	9	81	0	0	122	n/a	n/a	366
April 2015	101	17	105	0	0	32	n/a	n/a	255
% Change	52.5	-47.1	-22.9	n/a	n/a	**	n/a	n/a	43.5
Year-to-date 2016	578	29	377	0	0	557	n/a	n/a	1,541
Year-to-date 2015	441	49	414	0	0	656	n/a	n/a	1,560
% Change	31.1	-40.8	-8.9	n/a	n/a	-15.1	n/a	n/a	-1.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
April 2016	131	10	113	0	0	19	0	12	285
April 2015	118	12	121	0	0	190	2	0	443
Ottawa, Vanier, Rockcliffe									
April 2016	3	0	0	0	0	0	0	0	3
April 2015	0	4	0	0	0	190	2	0	196
Nepean inside greenbelt									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	22	0	0	0	0	0	0	0	22
Nepean outside greenbelt									
April 2016	21	2	31	0	0	19	0	12	85
April 2015	40	6	63	0	0	0	0	0	109
Gloucester inside greenbelt									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2016	36	0	35	0	0	0	0	0	71
April 2015	21	0	21	0	0	0	0	0	42
Kanata									
April 2016	30	0	25	0	0	0	0	0	55
April 2015	18	0	8	0	0	0	0	0	26
Cumberland									
April 2016	12	4	22	0	0	0	0	0	38
April 2015	0	0	29	0	0	0	0	0	29
Goulbourn									
April 2016	19	4	0	0	0	0	0	0	23
April 2015	7	0	0	0	0	0	0	0	7
West Carleton									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	3	2	0	0	0	0	0	0	5
Rideau									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	2	0	0	0	0	0	0	0	2
Osgoode									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
April 2016	6	0	0	0	0	0	0	0	6
April 2015	3	0	0	0	0	0	0	0	3
Russell Township									
April 2016	9	2	0	0	0	0	0	0	11
April 2015	14	4	0	0	0	0	2	0	20
Ottawa-Gatineau CMA (Ontario portion)									
April 2016	146	12	113	0	0	19	0	12	302
April 2015	135	16	121	0	0	190	4	0	466

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
April 2016	1,016	104	1,098	0	20	1,147	35	864	4,284
April 2015	787	100	1,240	0	4	2,157	26	677	4,991
Ottawa, Vanier, Rockcliffe									
April 2016	68	50	32	0	0	848	23	746	1,767
April 2015	46	36	25	0	4	1,612	24	183	1,930
Nepean inside greenbelt									
April 2016	6	0	0	0	0	60	0	0	66
April 2015	27	0	0	0	0	199	2	0	228
Nepean outside greenbelt									
April 2016	209	26	316	0	0	138	12	62	763
April 2015	207	26	408	0	0	66	0	17	724
Gloucester inside greenbelt									
April 2016	2	0	0	0	0	0	0	22	24
April 2015	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
April 2016	125	4	253	0	20	34	0	28	464
April 2015	116	2	222	0	0	134	0	0	474
Kanata									
April 2016	316	2	238	0	0	67	0	0	623
April 2015	239	8	281	0	0	48	0	469	1,045
Cumberland									
April 2016	63	4	153	0	0	0	0	0	220
April 2015	49	18	194	0	0	76	0	0	337
Goulbourn									
April 2016	130	18	102	0	0	0	0	6	256
April 2015	25	6	4	0	0	0	0	8	43
West Carleton									
April 2016	26	0	4	0	0	0	0	0	30
April 2015	14	4	106	0	0	0	0	0	124
Rideau									
April 2016	32	0	0	0	0	0	0	0	32
April 2015	22	0	0	0	0	0	0	0	22
Osgoode									
April 2016	39	0	0	0	0	0	0	0	39
April 2015	42	0	0	0	0	0	0	0	42
Clarence-Rockland City									
April 2016	19	0	3	0	0	0	0	0	22
April 2015	34	2	8	0	0	0	0	0	44
Russell Township									
April 2016	18	4	3	0	0	28	0	0	53
April 2015	26	4	0	0	0	30	2	0	62
Ottawa-Gatineau CMA (Ontario portion)									
April 2016	1,053	108	1,104	0	20	1,175	35	864	4,359
April 2015	847	106	1,248	0	4	2,187	28	677	5,097

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
April 2016	134	6	86	0	0	123	0	3	352
April 2015	97	14	103	0	0	33	10	11	268
Ottawa, Vanier, Rockcliffe									
April 2016	4	0	0	0	0	0	0	3	7
April 2015	2	14	0	0	0	0	4	3	23
Nepean inside greenbelt									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2016	21	2	56	0	0	31	0	0	110
April 2015	25	0	55	0	0	19	0	8	107
Gloucester inside greenbelt									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2016	23	0	12	0	0	4	0	0	39
April 2015	14	0	25	0	0	14	4	0	57
Kanata									
April 2016	45	0	18	0	0	12	0	0	75
April 2015	34	0	6	0	0	0	0	0	40
Cumberland									
April 2016	11	0	0	0	0	76	0	0	87
April 2015	8	0	12	0	0	0	0	0	20
Goulbourn									
April 2016	22	4	0	0	0	0	0	0	26
April 2015	7	0	0	0	0	0	0	0	7
West Carleton									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	2	0	5	0	0	0	2	0	9
Rideau									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	0	0	0	0	0	0	0	0	0
Osgoode									
April 2016	3	0	0	0	0	0	0	0	3
April 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
April 2016	7	0	0	0	0	0	0	0	7
April 2015	5	0	0	0	0	0	0	0	5
Russell Township									
April 2016	8	0	0	0	0	0	0	0	8
April 2015	5	2	0	0	0	7	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
April 2016	149	6	86	0	0	123	0	3	367
April 2015	107	16	103	0	0	40	10	11	287

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2016	101	25	192	0	2	594	n/a	n/a	914
April 2015	67	25	97	0	3	442	n/a	n/a	634
Ottawa, Vanier, Rockcliffe									
April 2016	3	10	2	0	2	436	n/a	n/a	453
April 2015	4	16	2	0	3	370	n/a	n/a	395
Nepean inside greenbelt									
April 2016	0	0	0	0	0	53	n/a	n/a	53
April 2015	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
April 2016	16	9	62	0	0	26	n/a	n/a	113
April 2015	13	5	33	0	0	25	n/a	n/a	76
Gloucester inside greenbelt									
April 2016	0	0	0	0	0	3	n/a	n/a	3
April 2015	0	0	0	0	0	9	n/a	n/a	9
Gloucester outside greenbelt									
April 2016	28	0	57	0	0	36	n/a	n/a	121
April 2015	11	1	31	0	0	6	n/a	n/a	49
Kanata									
April 2016	25	1	35	0	0	11	n/a	n/a	72
April 2015	25	1	14	0	0	0	n/a	n/a	40
Cumberland									
April 2016	8	0	30	0	0	24	n/a	n/a	62
April 2015	4	0	8	0	0	29	n/a	n/a	41
Goulbourn									
April 2016	20	3	4	0	0	5	n/a	n/a	32
April 2015	8	0	7	0	0	3	n/a	n/a	18
West Carleton									
April 2016	0	2	2	0	0	0	n/a	n/a	4
April 2015	0	0	2	0	0	0	n/a	n/a	2
Rideau									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
April 2016	10	0	0	0	0	0	n/a	n/a	10
April 2015	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
April 2016	16	13	3	0	0	5	n/a	n/a	37
April 2015	4	1	0	0	0	9	n/a	n/a	14
Ottawa-Gatineau CMA (Ontario portion)									
April 2016	127	38	195	0	2	599	n/a	n/a	961
April 2015	74	26	97	0	3	451	n/a	n/a	651

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
April 2016	139	7	81	0	0	122	n/a	n/a	349
April 2015	92	15	105	0	0	28	n/a	n/a	240
Ottawa, Vanier, Rockcliffe									
April 2016	4	0	0	0	0	29	n/a	n/a	33
April 2015	2	13	0	0	0	4	n/a	n/a	19
Nepean inside greenbelt									
April 2016	0	0	0	0	0	4	n/a	n/a	4
April 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
April 2016	21	3	44	0	0	20	n/a	n/a	88
April 2015	24	1	59	0	0	14	n/a	n/a	98
Gloucester inside greenbelt									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
April 2016	26	0	16	0	0	10	n/a	n/a	52
April 2015	14	0	23	0	0	10	n/a	n/a	47
Kanata									
April 2016	45	0	20	0	0	7	n/a	n/a	72
April 2015	33	0	7	0	0	0	n/a	n/a	40
Cumberland									
April 2016	14	0	1	0	0	52	n/a	n/a	67
April 2015	5	0	12	0	0	0	n/a	n/a	17
Goulbourn									
April 2016	21	4	0	0	0	0	n/a	n/a	25
April 2015	7	0	0	0	0	0	n/a	n/a	7
West Carleton									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	2	1	4	0	0	0	n/a	n/a	7
Rideau									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
April 2016	3	0	0	0	0	0	n/a	n/a	3
April 2015	5	0	0	0	0	0	n/a	n/a	5
Clarence-Rockland City									
April 2016	6	0	0	0	0	0	n/a	n/a	6
April 2015	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
April 2016	9	2	0	0	0	0	n/a	n/a	11
April 2015	5	2	0	0	0	4	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
April 2016	154	9	81	0	0	122	n/a	n/a	366
April 2015	101	17	105	0	0	32	n/a	n/a	255

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Ottawa City	131	118	10	14	113	121	31	190	285	443	-35.7
Ottawa, Vanier, Rockcliffe	3	0	0	6	0	0	0	190	3	196	-98.5
Nepean inside greenbelt	1	22	0	0	0	0	0	0	1	22	-95.5
Nepean outside greenbelt	21	40	2	6	31	63	31	0	85	109	-22.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	36	21	0	0	35	21	0	0	71	42	69.0
Kanata	30	18	0	0	25	8	0	0	55	26	111.5
Cumberland	12	0	4	0	22	29	0	0	38	29	31.0
Goulbourn	19	7	4	0	0	0	0	0	23	7	**
West Carleton	1	3	0	2	0	0	0	0	1	5	-80.0
Rideau	4	2	0	0	0	0	0	0	4	2	100.0
Osgoode	4	5	0	0	0	0	0	0	4	5	-20.0
Clarence-Rockland City	6	3	0	0	0	0	0	0	6	3	100.0
Russell Township	9	14	2	6	0	0	0	0	11	20	-45.0
Ottawa-Gatineau CMA (Ontario Portion)	146	135	12	20	113	121	31	190	302	466	-35.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	319	287	42	40	357	256	314	262	1,032	845	22.1
Ottawa, Vanier, Rockcliffe	17	15	28	24	0	0	150	216	195	255	-23.5
Nepean inside greenbelt	2	23	0	0	0	0	0	0	2	23	-91.3
Nepean outside greenbelt	59	89	4	10	96	112	81	0	240	211	13.7
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	56	59	0	4	102	29	12	46	170	138	23.2
Kanata	80	60	0	0	58	52	43	0	181	112	61.6
Cumberland	32	11	4	0	80	63	0	0	116	74	56.8
Goulbourn	44	10	6	0	21	0	6	0	77	10	**
West Carleton	5	5	0	2	0	0	0	0	5	7	-28.6
Rideau	12	4	0	0	0	0	0	0	12	4	200.0
Osgoode	12	11	0	0	0	0	0	0	12	11	9.1
Clarence-Rockland City	16	13	0	0	3	0	0	0	19	13	46.2
Russell Township	14	17	2	8	0	0	28	30	44	55	-20.0
Ottawa-Gatineau CMA (Ontario Portion)	349	317	44	48	360	256	342	292	1,095	913	19.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Ottawa City	113	121	0	0	19	190	12	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	190	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	31	63	0	0	19	0	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	35	21	0	0	0	0	0	0
Kanata	25	8	0	0	0	0	0	0
Cumberland	22	29	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	113	121	0	0	19	190	12	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	345	256	12	0	203	260	111	2
Ottawa, Vanier, Rockcliffe	0	0	0	0	129	214	21	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	84	112	12	0	19	0	62	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	102	29	0	0	12	46	0	0
Kanata	58	52	0	0	43	0	0	0
Cumberland	80	63	0	0	0	0	0	0
Goulbourn	21	0	0	0	0	0	6	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	0	0	0	0	28	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	348	256	12	0	231	290	111	2

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Ottawa City	254	251	19	190	12	2	285	443
Ottawa, Vanier, Rockcliffe	3	4	0	190	0	2	3	196
Nepean inside greenbelt	1	22	0	0	0	0	1	22
Nepean outside greenbelt	54	109	19	0	12	0	85	109
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	71	42	0	0	0	0	71	42
Kanata	55	26	0	0	0	0	55	26
Cumberland	38	29	0	0	0	0	38	29
Goulbourn	23	7	0	0	0	0	23	7
West Carleton	1	5	0	0	0	0	1	5
Rideau	4	2	0	0	0	0	4	2
Osgoode	4	5	0	0	0	0	4	5
Clarence-Rockland City	6	3	0	0	0	0	6	3
Russell Township	11	18	0	0	0	2	11	20
Ottawa-Gatineau CMA (Ontario Portion)	271	272	19	190	12	4	302	466

Table 2.5: Starts by Submarket and by Intended Market January - April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	688	567	215	260	129	18	1,032	845
Ottawa, Vanier, Rockcliffe	39	27	129	214	27	14	195	255
Nepean inside greenbelt	2	23	0	0	0	0	2	23
Nepean outside greenbelt	147	211	19	0	74	0	240	211
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	146	88	24	46	0	4	170	138
Kanata	138	112	43	0	0	0	181	112
Cumberland	116	74	0	0	0	0	116	74
Goulbourn	71	10	0	0	6	0	77	10
West Carleton	5	7	0	0	0	0	5	7
Rideau	12	4	0	0	0	0	12	4
Osgoode	12	11	0	0	0	0	12	11
Clarence-Rockland City	19	13	0	0	0	0	19	13
Russell Township	16	23	28	30	0	2	44	55
Ottawa-Gatineau CMA (Ontario Portion)	723	603	243	290	129	20	1,095	913

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Ottawa City	134	97	6	24	86	103	126	44	352	268	31.3
Ottawa, Vanier, Rockcliffe	4	2	0	18	0	0	3	3	7	23	-69.6
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	21	25	2	0	56	55	31	27	110	107	2.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	23	14	0	4	12	25	4	14	39	57	-31.6
Kanata	45	34	0	0	18	6	12	0	75	40	87.5
Cumberland	11	8	0	0	0	12	76	0	87	20	**
Goulbourn	22	7	4	0	0	0	0	0	26	7	**
West Carleton	4	2	0	2	0	5	0	0	4	9	-55.6
Rideau	1	0	0	0	0	0	0	0	1	0	n/a
Osgoode	3	5	0	0	0	0	0	0	3	5	-40.0
Clarence-Rockland City	7	5	0	0	0	0	0	0	7	5	40.0
Russell Township	8	5	0	2	0	0	0	7	8	14	-42.9
Ottawa-Gatineau CMA (Ontario Portion)	149	107	6	26	86	103	126	51	367	287	27.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	556	404	42	71	413	435	567	722	1,578	1,632	-3.3
Ottawa, Vanier, Rockcliffe	29	20	26	44	10	28	396	669	461	761	-39.4
Nepean inside greenbelt	5	10	0	0	0	0	0	0	5	10	-50.0
Nepean outside greenbelt	80	78	10	12	133	155	31	27	254	272	-6.6
Gloucester inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Gloucester outside greenbelt	97	71	2	6	73	57	40	26	212	160	32.5
Kanata	136	132	0	1	148	114	12	0	296	247	19.8
Cumberland	65	29	0	0	45	16	76	0	186	45	**
Goulbourn	107	10	4	0	0	14	12	0	123	24	**
West Carleton	6	11	0	4	4	51	0	0	10	66	-84.8
Rideau	11	7	0	0	0	0	0	0	11	7	57.1
Osgoode	19	34	0	4	0	0	0	0	19	38	-50.0
Clarence-Rockland City	26	21	0	0	0	0	20	12	46	33	39.4
Russell Township	27	18	10	2	3	0	0	19	40	39	2.6
Ottawa-Gatineau CMA (Ontario Portion)	609	443	52	73	416	435	587	753	1,664	1,704	-2.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Ottawa City	86	103	0	0	123	33	3	11
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	3	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	56	55	0	0	31	19	0	8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	25	0	0	4	14	0	0
Kanata	18	6	0	0	12	0	0	0
Cumberland	0	12	0	0	76	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	5	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	7	0	0
Ottawa-Gatineau CMA (Ontario Portion)	86	103	0	0	123	40	3	11

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	413	435	0	0	544	697	23	25
Ottawa, Vanier, Rockcliffe	10	28	0	0	373	652	23	17
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	133	155	0	0	31	19	0	8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	73	57	0	0	40	26	0	0
Kanata	148	114	0	0	12	0	0	0
Cumberland	45	16	0	0	76	0	0	0
Goulbourn	0	14	0	0	12	0	0	0
West Carleton	4	51	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	12	20	0
Russell Township	3	0	0	0	0	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	416	435	0	0	544	728	43	25

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Ottawa City	226	214	123	33	3	21	352	268
Ottawa, Vanier, Rockcliffe	4	16	0	0	3	7	7	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	79	80	31	19	0	8	110	107
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	35	39	4	14	0	4	39	57
Kanata	63	40	12	0	0	0	75	40
Cumberland	11	20	76	0	0	0	87	20
Goulbourn	26	7	0	0	0	0	26	7
West Carleton	4	7	0	0	0	2	4	9
Rideau	1	0	0	0	0	0	1	0
Osgoode	3	5	0	0	0	0	3	5
Clarence-Rockland City	7	5	0	0	0	0	7	5
Russell Township	8	7	0	7	0	0	8	14
Ottawa-Gatineau CMA (Ontario Portion)	241	226	123	40	3	21	367	287

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,000	887	544	697	34	48	1,578	1,632
Ottawa, Vanier, Rockcliffe	54	76	373	652	34	33	461	761
Nepean inside greenbelt	5	10	0	0	0	0	5	10
Nepean outside greenbelt	223	245	31	19	0	8	254	272
Gloucester inside greenbelt	1	2	0	0	0	0	1	2
Gloucester outside greenbelt	172	130	40	26	0	4	212	160
Kanata	284	246	12	0	0	1	296	247
Cumberland	110	45	76	0	0	0	186	45
Goulbourn	111	24	12	0	0	0	123	24
West Carleton	10	64	0	0	0	2	10	66
Rideau	11	7	0	0	0	0	11	7
Osgoode	19	38	0	0	0	0	19	38
Clarence-Rockland City	26	21	0	12	20	0	46	33
Russell Township	40	20	0	19	0	0	40	39
Ottawa-Gatineau CMA (Ontario Portion)	1,066	928	544	728	54	48	1,664	1,704

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2016	1	0.8	35	28.5	51	41.5	11	8.9	25	20.3	123	495,000	523,414
April 2015	0	0.0	19	23.8	31	38.8	13	16.3	17	21.3	80	-	525,861
Year-to-date 2016	3	0.7	190	42.4	167	37.3	34	7.6	54	12.1	448	470,000	503,354
Year-to-date 2015	7	2.2	121	37.2	121	37.2	26	8.0	50	15.4	325	455,000	505,170
Ottawa, Vanier, Rockcliffe													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Nepean inside greenbelt													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Nepean outside greenbelt													
April 2016	0	0.0	9	45.0	6	30.0	2	10.0	3	15.0	20	-	-
April 2015	0	0.0	4	17.4	9	39.1	7	30.4	3	13.0	23	-	531,143
Year-to-date 2016	0	0.0	31	41.3	26	34.7	10	13.3	8	10.7	75	-	-
Year-to-date 2015	6	7.7	21	26.9	31	39.7	13	16.7	7	9.0	78	440,000	476,601
Gloucester inside greenbelt													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
April 2016	0	0.0	1	4.0	11	44.0	5	20.0	8	32.0	25	560,000	552,611
April 2015	0	0.0	1	7.1	7	50.0	2	14.3	4	28.6	14	-	550,900
Year-to-date 2016	1	1.3	33	41.3	24	30.0	10	12.5	12	15.0	80	560,000	499,277
Year-to-date 2015	1	1.7	12	20.0	39	65.0	4	6.7	4	6.7	60	-	525,740
Kanata													
April 2016	0	0.0	13	29.5	16	36.4	3	6.8	12	27.3	44	-	-
April 2015	0	0.0	14	42.4	10	30.3	3	9.1	6	18.2	33	-	-
Year-to-date 2016	0	0.0	58	43.6	42	31.6	9	6.8	24	18.0	133	-	-
Year-to-date 2015	0	0.0	68	53.1	39	30.5	5	3.9	16	12.5	128	-	-
Cumberland													
April 2016	1	8.3	3	25.0	6	50.0	1	8.3	1	8.3	12	-	-
April 2015	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Year-to-date 2016	1	1.7	30	51.7	24	41.4	2	3.4	1	1.7	58	-	-
Year-to-date 2015	0	0.0	15	60.0	7	28.0	2	8.0	1	4.0	25	-	473,733
Goulbourn													
April 2016	0	0.0	9	42.9	12	57.1	0	0.0	0	0.0	21	-	-
April 2015	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Year-to-date 2016	0	0.0	37	40.7	50	54.9	2	2.2	2	2.2	91	-	-
Year-to-date 2015	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Osgoode													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2015	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	5	33.3	2	13.3	1	6.7	7	46.7	15	-	559,330
Clarence-Rockland City													
April 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
April 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	6	42.9	7	50.0	1	7.1	0	0.0	0	0.0	14	-	359,022
Russell Township													
April 2016	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	-	-
April 2015	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2016	4	20.0	15	75.0	1	5.0	0	0.0	0	0.0	20	-	-
Year-to-date 2015	1	6.3	13	81.3	1	6.3	0	0.0	1	6.3	16	-	402,945
Ottawa-Gatineau CMA (Ontario portion)													
April 2016	2	1.5	43	32.3	52	39.1	11	8.3	25	18.8	133	480,000	512,956
April 2015	1	1.1	25	28.7	31	35.6	13	14.9	17	19.5	87	480,000	513,006
Year-to-date 2016	7	1.5	209	44.2	169	35.7	34	7.2	54	11.4	473	460,000	486,685
Year-to-date 2015	14	3.9	141	39.7	123	34.6	26	7.3	51	14.4	355	460,000	492,369

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2016						
Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	523,414	525,861	-0.5	503,354	505,170	-0.4
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	531,143	n/a	-	476,601	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	552,611	550,900	0.3	499,277	525,740	-5.0
Kanata	-	-	n/a	-	-	n/a
Cumberland	-	-	n/a	-	473,733	n/a
Goulbourn	-	-	n/a	-	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	-	-	n/a	-	359,022	n/a
Russell Township	-	-	n/a	-	402,945	n/a
Ottawa-Gatineau CMA (Ontario Portion)	512,956	513,006	0.0	486,685	492,369	-1.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
April 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	632	6.0	1,221	2,043	2,700	45.2	349,672	0.5	359,828
	February	862	-2.2	1,127	2,396	2,713	41.5	359,759	1.4	363,303
	March	1,225	2.3	1,178	3,441	2,793	42.2	362,918	1.1	361,305
	April	1,587	11.1	1,226	3,801	2,742	44.7	382,960	2.3	366,704
	May	1,941	7.7	1,340	3,841	2,670	50.2	386,331	0.8	368,158
	June	1,705	1.6	1,149	3,434	2,686	42.8	383,676	5.0	377,098
	July	1,457	-0.3	1,237	3,013	2,671	46.3	369,718	3.1	370,009
	August	1,293	6.5	1,272	2,484	2,640	48.2	354,035	-2.1	358,504
	September	1,255	9.7	1,289	2,759	2,647	48.7	366,145	2.3	370,108
	October	1,172	3.2	1,251	2,127	2,425	51.6	358,950	0.3	363,636
	November	1,005	11.0	1,280	1,715	2,608	49.1	363,117	1.4	365,819
	December	708	8.8	1,273	998	2,758	46.2	359,777	2.9	372,585
2016	January	606	-4.1	1,219	1,869	2,593	47.0	356,696	2.0	367,062
	February	922	7.0	1,168	2,341	2,535	46.1	356,180	-1.0	362,073
	March	1,182	-3.5	1,181	3,213	2,575	45.9	371,459	2.4	369,645
	April	1,736	9.4	1,314	3,648	2,592	50.7	381,699	-0.3	366,108
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,719	1.7		7,880			358,837	1.1	
	Q1 2016	2,710	-0.3		7,423			362,959	1.1	
	YTD 2015	4,306	5.0		11,681			367,728	1.7	
	YTD 2016	4,446	3.3		11,071			370,276	0.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64		128.1	539	7.1	69.6	1,077
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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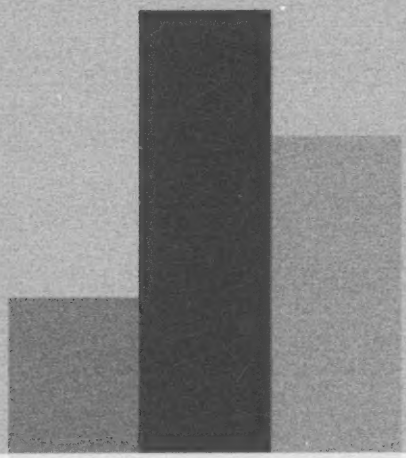

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